

ZONING AND BUILDING AGENDA

APRIL 19, 2005

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

264994 DOCKET #7650 –COMMONWEALTH EDISON/RIZZA IMPORTS, INC. c/o Mary K. LaBoske, Owner, Three Lincoln Centre, Oakbrook Terrace, Illinois 60181, Application (No. SU-04-05; Z04040). Submitted by David B. Sosin, Sosin, Lawler & Arnold, LLC, 11800 South 75th Avenue, Suite 300, Palos Heights, Illinois 60463. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District for ancillary parking for the adjacent and existing auto dealership in Section 14 of Orland Township. Property consists of ~~.5727~~ 2.3 of an acre located on the north side of 159th Street, approximately 1220 feet west of 80th Avenue in Orland Township. Intended use: For a parking ancillary to existing dealership facility. **Recommendation: That application be granted.**

269801 DOCKET #7836 - WESTERN SPRINGS, L.L.C., Owner, 2500 West Higgins Road, Suite 120, Hoffman Estates, Illinois 60195, Application (No. SU-05-03; Z05025). Submitted by Patrick A. Taylor, 2500 West Higgins Road, Suite 120, Hoffman Estates, Illinois 60195. Seeking a SPECIAL USE in the R-5 Single Family Residence District for a Planned Unit Development in an Environmentally Sensitive Area, per the Cook County Comprehensive Land Use and Polices Plan, for three hundred and two (302) 10,000 square foot single family lots in Sections 17 and 18 of Lyons Township. Property consists of 106 acres located on the northwest corner of Wolf Road and Plainfield Road. Intended use: To build three hundred and two (302) 10,000 square foot single family lots.

Please be advised that the subject application has been withdrawn by the applicant.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

270700 DOCKET #7762 - K. CARBONARA & J. VERBOCKEL, Owners, Application: Variation to reduce right interior side yard setback from 15 feet to 0 feet (existing) and reduce rear yard setback from 50 feet to 0 feet (existing since 1922) for a proposed addition to adjoin existing single family residence and a detached garage; and reduce rear yard setback on existing accessory structure from 5 feet to 3 feet (pool pump house and changing area) in the R-3 Single Family Residence District. The subject property consists of approximately 1.16 acres, located on the west side of Locust Road, approximately 140 feet south of Hill Road in New Trier Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

270701 DOCKET #7817 - A. & V. AKINDE, Owners, Application: Variation to reduce lot width from 150 feet to 80 feet (existing); reduce lot area from 40,000 square feet to 32,024 square feet (existing); reduce front yard setback from 50 feet to 40.5 feet and reduce right interior side yard setback from 15 feet to 12 feet for a proposed residence in the R-3 Single Family Residence District. The subject property consists of approximately 0.74 of an acre, located on the north side of 192nd Street approximately 456 feet east of Hamlin Avenue in Rich Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16391

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

270702 DOCKET #7823 - M. GLODEK, Owner, Application: Variation to reduce lot area from 20,000 square feet to 17,304 square feet (existing); reduce rear yard setback from 50 feet to 42 feet (existing); reduce right side yard setback from 15 feet to 10 feet; and reduce left side yard setback from 15 feet 5 feet (existing shed) for a proposed garage addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.40 of an acre, located on the west side of Vial Parkway, approximately 150 feet north of 58th Place in Lyons Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

270703 DOCKET #7824 – D. ESPISITO, Owner, Application: Variation to reduce left interior side yard setback from 15 feet to 1 foot (portion existing) for an after-the-fact two story addition to a guest coach house in the R-4 Single Family Residence District. The subject property consists of approximately 3.67 acres, located on the southeast corner of East Chicago Road and King Arthur Court in Hanover Township. **Recommendation: That application be denied.**

Conditions: None

Objectors: Four neighbors appeared and objected.

The Zoning Board of Appeals recommends by a vote of 4-0 that the proposed Variation be denied, in accordance with our Findings and Recommendations presented herewith.

270704 DOCKET #7825 – M. & P. JOHNSON, Owners, Application: Variation to increase height of fence in front yard from 3 feet to 6 feet in the R-4 Single Family Residence District. The subject property consists of approximately 1.14 acres, located on the west side of Lincoln Street, approximately 268.6 feet west of Bisner Road (vacated) in Elk Grove Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

270705 DOCKET #7827 – M. DIAZ, Owner, Application: Variation to increase height of fence in front yard from 3 feet to 5 feet and 6 feet (existing) in the R-5 Single Family Residence District. The subject property consists of approximately 0.29 of an acre, located on the southwest corner of 116th Place and Lawndale Avenue in Worth Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

270706 DOCKET #7828 – N. & L. NATHAN, Owners, Application: Variation to reduce rear yard setback from 50 feet to 40 feet for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.47 of an acre, located on the northwest corner of Spruce Road and Oakwood Road in Northfield Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

270707 DOCKET #7829 – M. & E. MCNALLY, Owners, Application: Variation to reduce lot area from 40,000 square feet to 28,333 square feet (existing); reduce lot width from 150 feet to 103 feet (existing); reduce right side yard setback from 15 feet to 8 feet (existing); reduce distance between principal and accessory from 10 feet to 6 feet (existing) for proposed 2nd story addition and breezeway in the R-4 Single Family Residence District. The subject property consists of approximately 0.65 of an acre, located on the west side of Spring South Road approximately 100 feet south of Wise Road in Schaumburg Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

270708 DOCKET #7830 – A. BONROWSKI, Owner, Application: Variation to reduce rear yard setback from 40 feet to 32 feet (existing) for a deck in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on east side of Elmdale Road, approximately 460 feet north of Linneman Street in Northfield Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

270709 DOCKET #7831 – M. GRIFFIN, Owner, Application: Variation to reduce left interior side yard setback from 10 feet to 7.30 feet and reduce distance between principal and accessory structure from 10 feet to 5 feet (existing) for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.24 of an acre, located on the west side of South Hamlin Avenue, approximately 78 feet south of 118th Street in Worth Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

270710 DOCKET #7832 - R. & L. JACOBS, Owners, Application: Variation to reduce front yard setback from 40 feet to 33 feet (existing) and reduce distance between principal and accessory structure from 10 feet to 7.75 feet (existing) for a shed in the R-4 Single Family Residence District. The subject property consists of approximately 1 acre, located on the southeast corner of Palm Drive and Foxwood Drive in Palatine Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

270711 DOCKET #7834 - M. & P. Brown, Owners, Application: Variation to reduce lot width from 150 feet to 125 feet (existing) for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.96 of an acre, located on the east side of Lincoln Street, approximately 1887 feet south of Biesterfield Road in Elk Grove Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16413

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

270712 DOCKET #7838 - J. PALAZZOLO, Owner, Application: Variation to reduce right side yard setback from 10 feet to 3.6 feet and reduce rear yard setback from 40 feet to 10 feet (existing) for a proposed attached garage addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.26 of an acre, located on the south side of Linneman Street, approximately 205 feet east of Rosedale Road in Northfield Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

270713 DOCKET #7839 – C. & A. LO PRESTI, Owners, Application: Variation to combine four (4) lots into one (1); reduce lot area from 40,000 square feet to 13,500 square feet (existing); reduce lot width from 150 feet to 108 feet (existing); reduce right interior side yard from 10 feet to 6.43 feet (existing); and reduce front yard setback from 24 feet (at 20%) to 20 feet (existing) for the repair and remodeling of a front porch in the R-5 Single Family Residence District. The subject property consists of approximately 0.31 of an acre, located on the northeast side of Gladstone Avenue and West 39th Street in Riverside Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

270714 DOCKET #7840 - J. COLE, Owner, Application: Variation to reduce right interior side yard setback from 10 feet to 8 feet 7 inches (existing) for a 2nd floor addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the east side of McCabe Drive, approximately 322 feet north of Logan Drive in Orland Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

270715 DOCKET #7841 - S. & A. CAYER, Owners, Application: Variation to reduce front yard setback from 36 feet (at 20%) to 29 feet (existing) and reduce rear yard setback from 50 feet to 40 feet (existing) for a 2nd floor addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the southwest corner of 83rd Avenue and Hillcrest Drive in Palos Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

270716 DOCKET #7842 - S. NIEDOJADLO, Owner, Application: Variation to reduce lot area from 40,000 square feet to 21,335 square feet (existing); reduce lot width from 150 feet to 105 feet (existing); and reduce front yard setback from 40 feet to 30 feet for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.49 of an acre, located on the south side of Chestnut Street, approximately 330 feet east of Glen Echo Street in Hanover Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

Cook County Health Department Approval #16410

* The next regularly scheduled meeting is presently set for Tuesday, May 3, 2005.